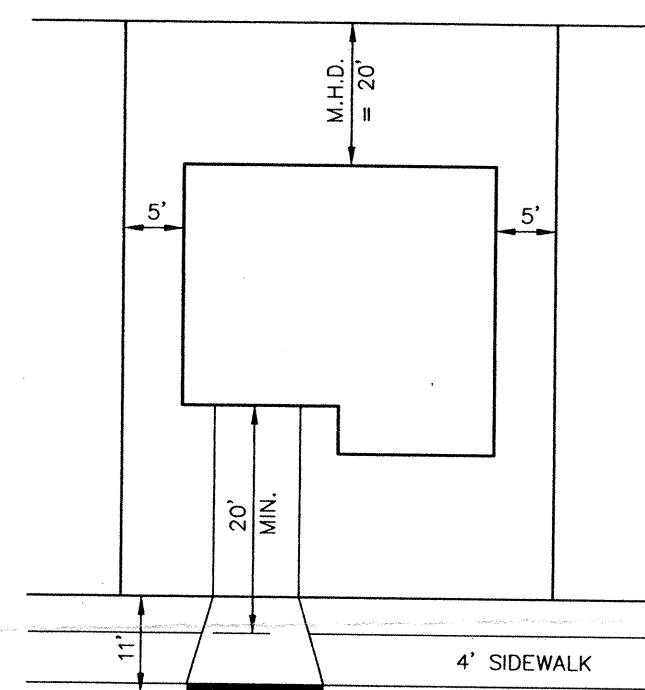
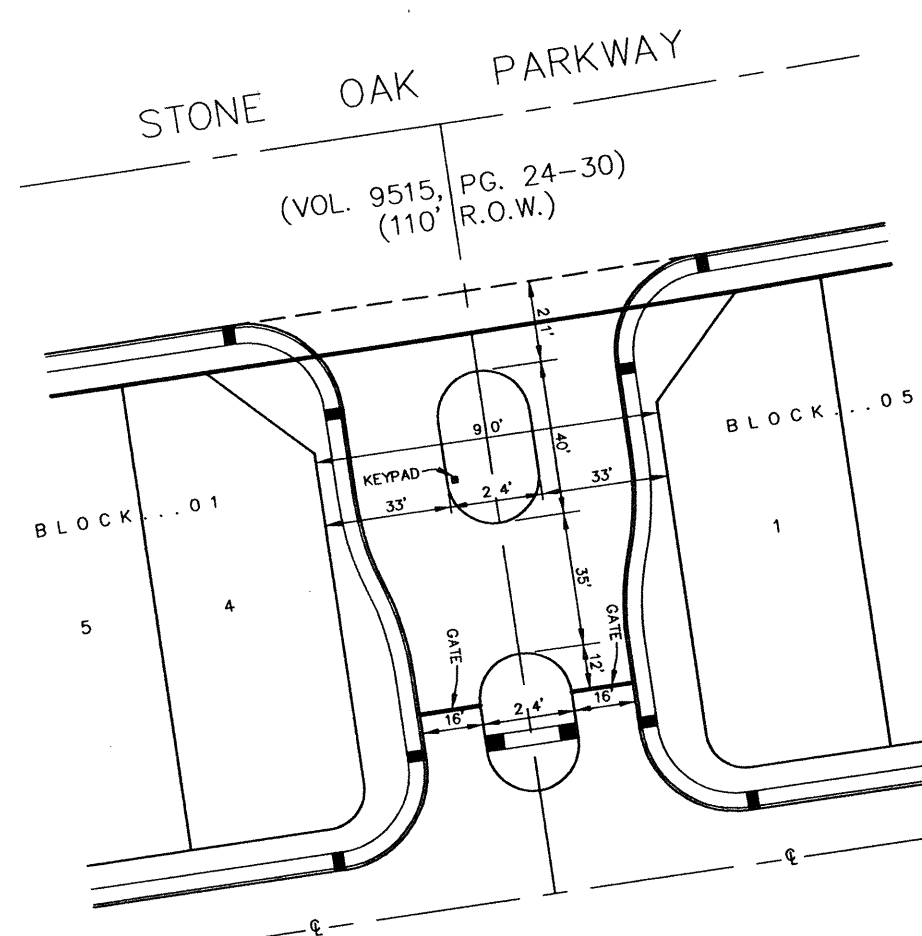


LOCATION MAP
NOT TO SCALE

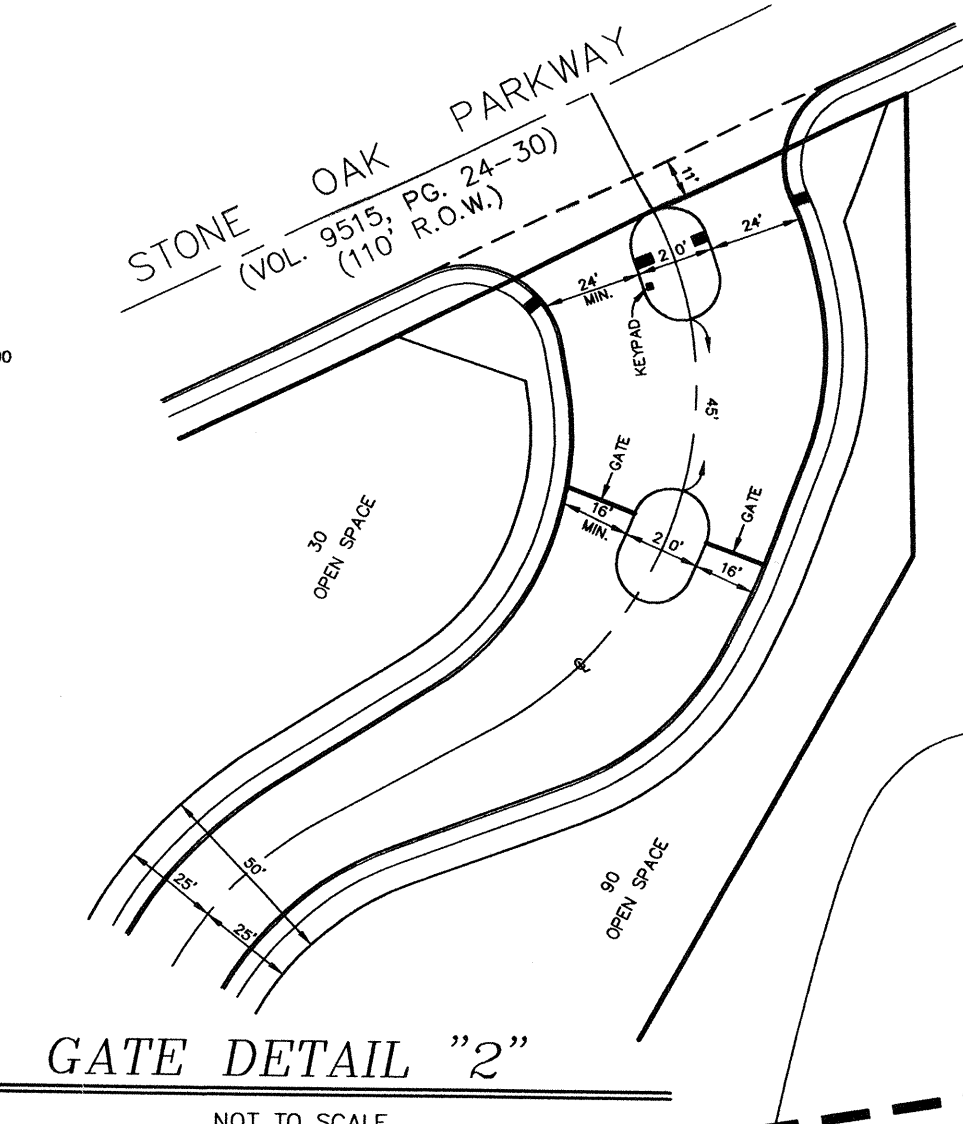
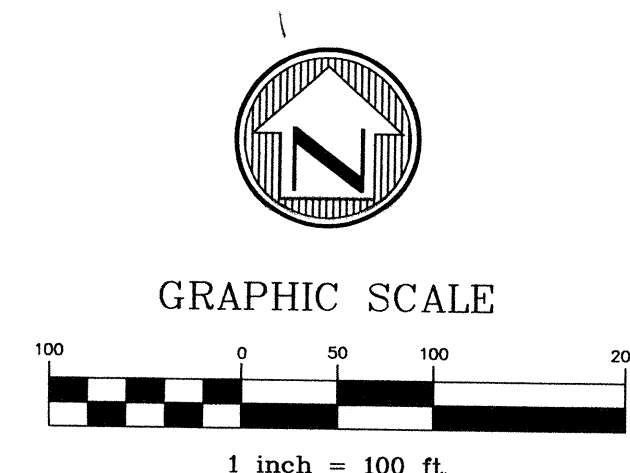


TYPICAL LOT
NOT TO SCALE

THE SPRINGS AT STONE OAK
PLANNED UNIT DEVELOPMENT
(VOL. 9538, PG. 38, D.P.R.)



GATE DETAIL "1"
NOT TO SCALE



GATE DETAIL "2"
NOT TO SCALE

NOTE: LOT 1, BLOCK 01 IS A PRIVATE STREET AND ALSO A WATER, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE T.V. & DRAINAGE EASEMENT.
LOT 2, BLOCK 01 IS A PERMANENT 10' GREENBELT.
LOT 3, BLOCK 01 IS A PERMANENT GREENBELT & VARIABLE WIDTH G.E.T.V. EASEMENT

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	18°28'12"	4055.00'	1307.18'	659.31'
C2	2°30'58"	1145.00'	50.28'	25.14'
C3	10°18'09"	800.00'	143.85'	72.12'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°29'25"E	121.85'

OWNER: OAK STONE PIP III LP
N.C.B. 19218
38.784 ACRES
DESIGNATED AS TRACT III
P-2J (32.524) & P-4C (6.26)
(VOL. 7398, PG. 1738, R.P.R.)

OWNER: CITY OF SAN ANTONIO
N.C.B. 19218
P-2F, P-2G, P-3B, P-3C & P-8A
169.27 ACRES
(VOL. 6751, PG. 56-69, R.P.R.
& VOL. 5738, PG. 222)

OWNER: CITY OF SAN ANTONIO
N.C.B. 19218
P-2H (174) & P-7 (.062)
169.27 ACRES
(VOL. 6751, PG. 56-69, R.P.R.
& VOL. 5738, PG. 222)

OWNER: CITY OF SAN ANTONIO
N.C.B. 19219
REMAINING PORTION OF 168.87 ACRES
DESIGNATED AS TRACT V
P-19A
(VOL. 7398, PG. 1738, R.P.R.)

TYPICAL STREET SECTION
NOTE: SEE STREET PLANS FOR LOCATION OF CONC. WALKS.

DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
1175 W. BITTERS, STE 200
SAN ANTONIO, TEXAS 78216
PHONE: (210) 490-1798

NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS 4' SIDEWALKS TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN UNITS 1 & 2 ARE PRIVATE STREETS. 6430 L.F. OF INTERNAL STREET.
- THIS SITE IS WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE. B. NORTHSIDE SCHOOL DISTRICT C. CITY COUNCIL DISTRICT NO. 9

OWNER: CITY OF SAN ANTONIO
N.C.B. 19219
REMAINING PORTION OF 168.87 ACRES
DESIGNATED AS TRACT V
P-19A
(VOL. 7398, PG. 1738, R.P.R.)

UNIT	RESIDENTIAL LOTS
THE VILLAGES AT STONE OAK UNIT 1	125 LOTS
THE VILLAGES AT STONE OAK UNIT 2	116 LOTS

APPROXIMATELY 241 LOTS

- 241 RESIDENTIAL UNITS
- TOTAL ACRES 30.57 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

PROPERTY IS ZONED PUD R-5 ERZD

#04-004

THIS PLAN OF P.U.D. PLAN OF THE VILLAGES AT STONE OAK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 28th DAY OF April, A.D., 2004

BY: *Stefano Herra*
CHAIRMAN
BY: *Rodolfo Sosa*
SECRETARY

LEGAL DESCRIPTION

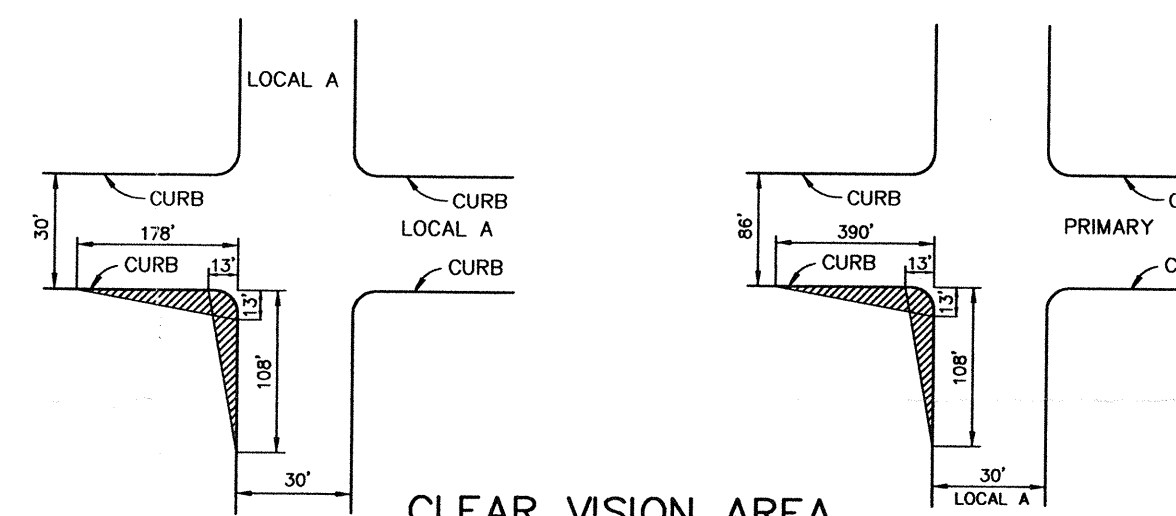
BEING 30.570 ACRES OF LAND OUT OF A 168.87 ACRE TRACT OF LAND DESIGNATED AS TRACT "V" RECORDED IN VOLUME 7398, PAGE 1738, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, AND OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 BEXAR COUNTY, TEXAS, SITUATED IN NEW CITY BLOCK (N.C.B.) 19219, SAN ANTONIO, BEXAR COUNTY, TEXAS.

30.570 ACRES GROSS AREA
12.400 ACRES YARD AREA CONTAINED IN RESIDENTIAL LOTS [PER SEC. 35-344 (g)]

*0.225 ACRE GREENBELT (LOT 2, BLOCK 01)
*0.076 ACRE GREENBELT (LOT 3, BLOCK 01)
*0.187 ACRE OPEN SPACE (LOT 30, BLOCK 05)
*0.192 ACRE OPEN SPACE (LOT 90, BLOCK 01)
*0.680 ACRE TOTAL
*BENEFICIAL OPEN AREA WITH REASONABLE EXPECTANCY OF PERPETUITY, SEE SEC. 35-344(g)

12.400 ACRES YARD AREA + 0.340 ACRE [TOTAL OF ABOVE GREENBELT AND OPEN SPACE] 0.680 ACRE DIVIDED BY 2, PER SEC. 35-344(g) = 12.740 ACRES PARKS/OPEN SPACE DIVIDED BY 30.570 ACRES GROSS AREA = 42% OPEN SPACE RATIO

OWNER: CITY OF SAN ANTONIO
N.C.B. 19219
REMAINING PORTION OF 168.87 ACRES
DESIGNATED AS TRACT V
P-19A
(VOL. 7398, PG. 1738, R.P.R.)



CLEAR VISION AREA

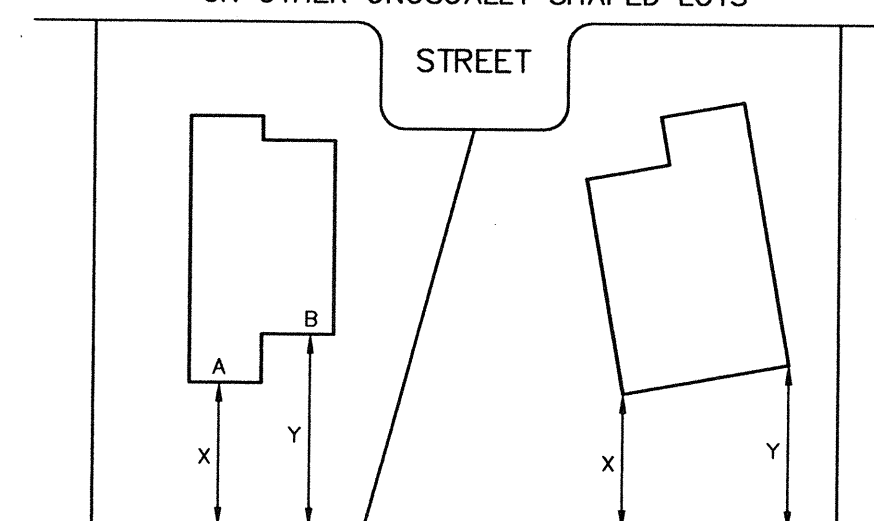
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A
RIGHT-EQUATION D
 $L=13 \text{ (ISD)} / (13 + [W/2] + K_0) - 4 = 108 \text{ FT.}$
 $R=0.65 \text{ (ISD)} - (W/2 + K_0) = 178 \text{ FT.}$
 $ISD=300 \text{ FT. } W=30 \text{ FT. } K_0=2$

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A
RIGHT-EQUATION D
 $L=13 \text{ (ISD)} / (13 + [W/2] + K_0) - 4 = 108 \text{ FT.}$
 $R=0.65 \text{ (ISD)} - (W/2 + K_0) = 390 \text{ FT.}$
 $ISD(1)=300 \text{ FT. } W=30 \text{ FT. } K_0=2$
 $ISD(2)=625 \text{ FT.}$

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



MEAN HORIZONTAL DISTANCE

"A PLANNED UNIT DEVELOPMENT"

M.D.P./P.U.D. PLAN
for
THE VILLAGES AT STONE OAK
SUBDIVISION
BEING 30.570 ACRES OF LAND IN N.C.B. 19219,
SAN ANTONIO, BEXAR COUNTY, TEXAS.

A TCB INC. Company
W.F. CASTILLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210) 734-5351

REVISIONS:

JOB NO. 052281522.01

FILE: ~

DATE: 09/09/03

DESIGN: ~

DRAWN: I.E.B.

CHECKED: ~

SHEET 1 OF 1

#04-004

H:\DRAW\Land Development\GVH-STONEOAK\GVH-STONEOAK.GVH PUD.dwg, 04/01/2004 10:20:18 AM, RuserR 1:101



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Lee Wright

DATE: April 28, 2004

Address: W.F.Castella / TCB
6800 Park Ten Blvd.
San Antonio, Texas 78213

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 04-004

Name: The Villages at Stone Oak

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038